

041.A

0004

0097.0

Map

Block

Lot

1 of 1

Condominium

CARD

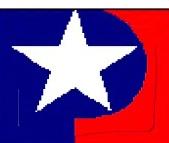
ARLINGTON

Total Card / Total Parcel

900,500 / 900,500

USE VALUE: 900,500 / 900,500

ASSESSED: 900,500 / 900,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
97		RAWSON RD, ARLINGTON

OWNERSHIP	Unit #:	97
Owner 1: KADAMATI SRINIVASA		
Owner 2: BHARATBHAI DISHA		
Owner 3:		
Street 1: 97 RAWSON RD		
Street 2:		

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476	Type:	

PREVIOUS OWNER
Owner 1: 39 DARTMOUTH STREET LLC -
Owner 2: -
Street 1: 93 BROADWAY
Twn/City: SOMERVILLE
St/Prov: MA
Postal: 02145

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1923, having primarily Clapboard Exterior and 1893 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8463																

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct
102							0.000	897,200	3,300		900,500					422307
													GIS Ref			
													GIS Ref			
													Insp Date			
													04/07/21			

**PREVIOUS ASSESSMENT**

Parcel ID		041.A-0004-0097.0		Date						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	897,200	3300	.	900,500		Year end		12/23/2021

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
39 DARTMOUTH ST	76560-362	2	12/29/2020		950,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/7/2021									Measured		DGM	D Mann

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Average	AKA - 39 DARTMOUTH ST CONDOMINIUMS.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average										
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average										
Prime Wall:	2 - Clapboard			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1									
Color:	WHITE			A Kits:		Rating:											
View / Desir:				Frl:	1	Rating:	Average										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:											
Grade:	B+ - Good (+)			<b>CONDOS INFORMATION</b>													
Year Blt:	1923	Eff Yr Blt:	2020	Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:	G22	Fact:	.	Floor:	M - Multi-Level												
Const Mod:				% Own:	50.000000000												
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	1.0	%	Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal:	2 - Plaster			Functional:			%	Interior:	1	8	4	M					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	1	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ:	250.00			Heating:									
Bsmnt Gar:				Size Adj.:	0.81695724			General:									
Electric:	3 - Typical			Const Adj.:	0.98990101												
Insulation:	2 - Typical			Adj \$ / SQ:	202.177												
Int vs Ext:				Other Features:	60663												
Heat Fuel:	2 - Gas			Grade Factor:	1.46												
Heat Type:	15 - H.V.A.C			NBHD Inf:	1.39999998												
# Heat Sys:	1			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	906275												
% Com Wal		% Sprinkled		Depreciation:	9063												
				Deprecated Total:	897212												
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:																	
Serial #:																	
Year:																	
Color:																	
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 041.A-0004-0097.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	9X22	A	AV	1923	27.63	T	40	102			3,300		3,300
More: N				Total Yard Items:				3,300	Total Special Features:				Total:				3,300
<b>RESIDENTIAL GRID</b>																	
<b>OTHER FEATURES</b>																	
<b>CONDO INFORMATION</b>																	
<b>DEPRECIATION</b>																	
<b>CALC SUMMARY</b>																	
<b>COMPARABLE SALES</b>																	
<b>SUB AREA</b>																	
<b>SUB AREA DETAIL</b>																	
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	